

# Jonathan Hunt

ESTATE AGENCY

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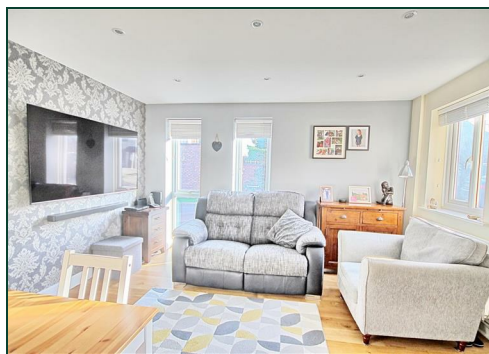
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**27 Motts Close, Watton At Stone, Hertfordshire, SG14 3TR**

**£295,000**

JONATHAN HUNT are pleased to offer this TWO BEDROOM CLUSTER HOME located within a small private cul de sac in Watton at Stone. The property is well presented throughout and benefits from front gardens and allocated parking. An internal viewing is highly recommended.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975



## 27 Motts Close, Watton At Stone, Hertfordshire, SG14 3TR

### ENTRANCE

**LIVING AREA 4.94 x 3.91 (1.22m.28.65m x 0.91m.27.74m)**



### SHOWER ROOM



### KITCHEN AREA



### BEDROOM TWO/HOME OFFICE 8'2" x 6'6" (2.5 x 2)



### LANDING

Doors to bedroom and bathroom.

### BEDROOM ONE 11'5" x 5'10" (3.5 x 1.8)



### EXTERIOR



### COUNCIL TAX


Band C


### AGENTS NOTE

Property benefits from engineered flooring with underfloor electric heating, recently fitted boiler (December 2020)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		90
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		
EU Directive 2002/91/EC		

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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